

**PRELIMINARY**  
**FOR REVIEW**

**MINUTES**

**STATE BUILDING COMMISSION MEETING**

August 10, 2006

The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present.

|            |  |                               |
|------------|--|-------------------------------|
| 11:10 a.m. | Department of Safety                       | Commissioner Gerald Nicely    |
| 11:17 a.m. | Tennessee Wildlife Resources Agency        | Executive Director Gary Myers |
| 11:18 a.m. | Department of Environment and Conservation | Commissioner Jim Fyke         |
| 11:19 a.m. | Military Department                        | General Gus Hargett           |
| 11:20 a.m. | University of Tennessee                    | Dr. John Petersen             |
| 11:32 a.m. | Tennessee Board of Regents                 | Vice Chancellor David Gregory |
| 11:45 a.m. | Department of Finance and Administration   |                               |
| 11:49 a.m. | State Building Commission                  |                               |

**STATE BUILDING COMMISSION MEMBERS PRESENT**

Lieutenant Governor John S. Wilder, Speaker of the Senate  
Jimmy Naifeh, Speaker of the House of Representatives  
Dave Goetz, Commissioner, Department of Finance and Administration  
John G. Morgan, Comptroller of the Treasury  
Riley Darnell, Secretary of State  
Dale Sims, State Treasurer

**STATE BUILDING COMMISSION MEMBERS ABSENT**

Governor Phil Bredesen

**OTHERS PRESENT**

Mike Fitts, State Architect  
Georgia Martin, Dept of Finance and Administration  
Charles Harrison, Comptroller's Office  
Mark Wood, Secretary of State's Office  
Connie Hardin, Legislative Budget Office  
Janie Porter, Attorney General's Office  
Genie Whitesell, Attorney General's Office

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Jerry Preston, Tennessee Board of Regents  
Diane Uhler, Tennessee Board of Regents  
Tim Stewart, Military Department  
Robert Johnson, Military Department  
Gary Rogers, University of Tennessee  
Dennis Raffield, THEC  
Mike Morrow, Department of Finance and Administration  
Pat Haas, Bond Finance  
Paul Degges, Department of Transportation  
Mike Boshers, Department of Safety  
Bill Hedge, Department of Safety  
Karen Bowyer, Dyersburg State Community College  
Benjamin Witt, Fleming Associates Architects  
Steve Landwehr, Fleming Associates Architects  
Alvin Payne, University of Tennessee  
George Criss, University of Tennessee  
Glenn Binkley, Tennessee Technological University  
Steve Campbell, Bell Construction  
Steve Westerman, Department of Finance and Administration  
John Houghton, Department of Transportation  
Doug Freeman, Department of Finance and Administration  
George Brummett, Department of Finance and Administration  
Gary Hilbert, Franklin Associates Architects  
Andrew Roth, Derthick Henley Wilkerson Architects  
Cleveland Salmon, Department of General Services  
Don Collins, GRW Engineers  
Alan Robertson, Department of Finance and Administration

Lieutenant Governor Wilder called the meeting to order at 11:10 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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**DEPARTMENT OF SAFETY**

11:10 a.m.

Commissioner Gerald Nicely requested action on the following matter.

**DRIVER LICENSE TESTING STATION, WHITEHAVEN, TENNESSEE**

- 1) Commissioner Nicely presented a request for approval to fully plan a project for a **New Drivers License Testing Station** in Whitehaven, and selection of a designer to plan the project. Speaker Naifeh asked if they were going to plan for a project for which funds have not been appropriated, and was informed that the request was to only plan a project that had not been fully funded in the current year's appropriation. Speaker Naifeh asked if the current lease expires in 2010 and, if so, were they were going to build a new drivers license testing station. Mike Fitts responded that the lease expires in 2010 but the State has an option to renew for another 20 years. He said the intent is to negotiate with the City for a longer extension and the recommendation is to plan for a new facility. Mr. Fitts said that the original intent, when the budget request was developed, was to add an addition to this facility and do some renovations. After looking closer, the Department of Safety and Real Property Administration decided it was in the State's best interest to build a new facility in lieu of the proposed renovation and addition. Speaker Naifeh asked Commissioner Nicely if they were building more DLT stations across the state and was the demand still on the urban stations, and was told "yes".

Treasurer Sims asked Mr. Fitts to clarify the dollar amounts. Mr. Fitts stated that the \$1.278 million was originally put in the budget to fund an addition. In the interim, the Department and RPA looked closer and determined, in the best interest of the State, to build a new facility. Therefore, the recommendation was to go forward with the planning of the facility and request an additional appropriation next year to fully fund the project. Treasurer Sims commented that the General Assembly, when they acted, believed that this was a renovation and expansion, and now they were being asked to preplan a new facility that will require new funding next year. Mr. Fitts responded that he was correct, and that would be the request. The reason this was before them was for the purpose of solving the driver license problem, as was the intent of the appropriation, and a new facility is believed to be the better solution. Commissioner Goetz asked what was the alternative, and Mr. Fitts responded that it would be to wait until funding was received prior to proceeding with any planning. Treasurer Sims asked for the actual total planning cost, and Mr. Fitts responded about "\$250,000". Treasurer Sims said he was getting several different numbers and he would feel better if they would defer the request to the next meeting. Lieutenant Governor Wilder asked Commissioner Goetz if he had agreed to put this in the budget for next year, and Commissioner Goetz responded that the budget recommendations have not been developed at this point. Commissioner Nicely was asked if it would do his department irreparable harm to defer for one month, and Commissioner Nicely responded "no". The Commission voted to defer the request for one month.

|                          |                 |
|--------------------------|-----------------|
| Estimated Project Cost:  | \$4,500,000.00  |
| Estimated Planning Cost: | \$1,278,000.00  |
| SBC Project No.          | 502/019-01-2006 |

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Commissioner Nicely added that they didn't haven't any TDOT items and that the Quarterly Status Report was listed on the agenda under F&A and he was available to answer any questions. Secretary Darnell moved to accept the report, which was properly seconded and approved.

**TENNESSEE WILDLIFE RESOURCES AGENCY**

11:17 a.m.

Executive Director Gary Myers requested action on the following matters.

**LINE-ITEM APPROPRIATIONS**

1) Approved the following projects and the selection of designers, as required:

- A. **Kingston Workbase – Roane County**  
(Boat Ramp Addition)  
**Estimated Project Cost: \$30,000.00**  
*SBC Project No. 220/005-01-2006*
  
- B. **City of Erwin - Unicoi County**  
(Co-op Project Nolichucky River Access)  
**Estimated Project Cost: \$65,000.00**  
*SBC Project No. 220/020-01-2006*
  
- C. **Boone Lake – Washington County**  
(Northeast TN Boat Storage Facility)  
**Estimated Project Cost: \$140,000.00**  
*SBC Project No. 220/020-02-2006*  
Designer: BILL GASS, ARCHITECT
  
- D. **Haynes Bottom WMA – Montgomery County**  
(Equipment Shed)  
**Estimated Project Cost: \$140,000.00**  
*SBC Project No. 220/018-01-2006*  
Designer: BARRY BRECHAK ARCHITECTURE
  
- E. **Highway 11E Bridge – Knox County**  
(Holston River Boat Access Site)  
**Estimated Project Cost: \$65,000.00**  
*SBC Project No. 220/020-03-2006*
  
- F. **Royal Blue WMA – Campbell County**  
(Equipment Shed)  
**Estimated Project Cost: \$85,000.00**  
*SBC Project No. 220/020-04-2006*

**G. Yellow Creek Access– Hardin County**  
(Parking Expansion)  
**Estimated Project Cost: \$20,000.00**  
*SBC Project No. 220/017-01-2006*

**H. Catoosa Bridges – Cumberland County**  
(Replacement of Two Bridges)  
**Estimated Project Cost: \$1,850,000.00**  
*SBC Project No. 220/005-02-2006*

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

11:18 a.m.

Commissioner Jim Fyke requested action on the following matters.

CUMBERLAND TRAIL STATE SCENIC PARK, CUMBERLAND COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Installation of Four Bridges** at Cumberland Trail State Scenic Park, Cumberland County, with the work to be accomplished by the Cumberland Trail Conference volunteers.

Estimated Project Cost:           \$80,000.00  
*SBC Project No.*               126/031-02-2006

BICENTENNIAL MALL STATE PARK, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$1,740,000.00 to \$2,365,000.00 (\$625,000.00 increase) of a project for **Maintenance Upgrade** at the Bicentennial Mall State Park, Nashville, Tennessee.

Revised Estimated Project Cost:       \$2,365,000.00  
*SBC Project No.*               126/124-01-2004

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MILITARY DEPARTMENT

11:19 a.m.

General Gus Hargett requested action on the following matters.

VOLUNTEER TRAINING SITE, TULLAHOMA, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **40-Bed Barracks** at Volunteer Training Site, Tullahoma, with design and construction to be accomplished in-house with consultants.

Estimated Project Cost:                      \$750,000.00  
*SBC Project No.*                                      361/093-01-2006

VOLUNTEER TRAINING SITE, LAVINIA, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **19-Bed BOQ/BEQ Phase II** at Volunteer Training Site, Lavinia, with design and construction to be accomplished in-house with consultants.

Estimated Project Cost:                      \$750,000.00  
*SBC Project No.*                                      368/031-01-2006

READINESS CENTER, JACKSON, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$387,693.81 to \$284,693.81 (\$103,000.00 decrease) of a project for **Kitchen Addition** at the Readiness Center in Jackson, Tennessee.

Revised Estimated Project Cost:                      \$284,693.81  
*SBC Project No.*                                      361/042-01-2002

STATEWIDE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$600,000.00 to \$800,000.00 (\$200,000.00 increase) of a project for **OMS Structural Repairs/Reroofing, statewide.**

Revised Estimated Project Cost:                      \$800,000.00  
*SBC Project No.*                                      361/000-01-2006

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UNIVERSITY OF TENNESSEE

11:20 a.m.

Dr. John Petersen requested action on the following matters.

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$7,250,000.00 to \$7,750,000.00 (\$500,000.00 increase) of a project for **Softball Stadium Improvements** at the University of Tennessee at Knoxville, Tennessee.

Revised Estimated Project Cost:        \$7,750,000.00  
SBC Project No.                      540/009-05-2005

- 2) Approved a request to cancel a project for **Library and Off-Campus Storage Facility** at the University of Tennessee at Knoxville, Tennessee.

Estimated Project Cost:                \$3,000,000.00  
SBC Project No.                      540/009-14-2005

UNIVERSITY OF TENNESSEE SPACE INSTITUTE, TULLAHOMA, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding and selection of Hastings Architecture Associates to assist with an **Implementation Study** to establish a Science and Math High School at the University of Tennessee Space Institute, Tullahoma, Tennessee

Estimated Project Cost:                \$50,000.00  
SBC Project No.                      540/020-03-2006

UNIVERSITY OF TENNESSEE AT CHATTANOOGA, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$14,000,000.00 to \$16,500,000.00 (\$2,500,000.00 increase), and approval of the Early Design Phase as presented by Derthick Henley Wilkerson / Franklin Associates (JV) for a new **Wellness Center** at the University of Tennessee, Chattanooga, Tennessee.

Revised Estimated Project Cost:        \$16,500,000.00  
SBC Project No.                      540/005-04-2003

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TENNESSEE BOARD OF REGENTS

11:32 a.m.

Vice Chancellor David Gregory mentioned that Mrs. Charles Harrison was present in the audience, and that anyone who would "put up with Charles for over 35 years" surely needed to be acknowledged. Mrs. Harrison was recognized, and Mr. Gregory then requested action on the following matters.

EAST TENNESSEE STATE UNIVERSITY, JOHNSON CITY, TENNESSEE

- 1) Mr. Gregory presented a request for approval of a revision in scope, estimated project cost and funding from \$7,000,000.00 to \$15,200,000.00 (a \$8,200,000.00 increase) and acknowledgement of source of funding for **Housing Renovations** at East Tennessee State University in Johnson City, Tennessee. The Commission questioned the 100% increase in the project cost. Jerry Preston responded that the initial phase was in the neighborhood of \$32 per square foot, and that this will come out to approximately \$63 per square foot. He added that they didn't have sufficient amount of money per square foot to do the work, and that they now have a better sense of it. Mr. Preston stated that the cost per square foot, the amount of work and additional scope all contributed to the increase. Treasurer Sims stated that to do this work the dorm needs to be taken off-line. He said it would be a disservice to close the dorm down and come back later and close it down again to do the work. After further discussion, the Commission approved the request as presented.

Revised Estimated Project Cost:      \$15,200,000.00  
SBC Project No.                      166/005-12-2005

MIDDLE TENNESSEE STATE UNIVERSITY, MURFREESBORO, TENNESSEE

- 1) Approved a request to cancel a project for **Tennis Facilities** at Middle Tennessee State University in Murfreesboro, Tennessee.

Estimated Project Cost:              \$250,000.00  
SBC Project No.                      166/009-01-2001

TENNESSEE TECHNOLOGICAL UNIVERSITY, COOKEVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding and approval to issue a request for proposals for **Turf Replacement** at Tennessee Technological University, in Cookeville, Tennessee, and the selection of Hart-Freeland-Roberts, Inc. to design and supervise the project.

Estimated Project Cost:              \$960,000.00  
SBC Project No.                      166/011-05-2006

- 2) Mr. Gregory presented a request for approval of a revision in estimated project cost and funding from \$22,200,000.00 to \$23,000,000.00 (an \$800,000.00 increase) and acknowledgement of source of funding of the project for **New Nursing and Health Services Building** at Tennessee Technological University, in Cookeville, and authorization to award a construction contract to the second low bidder, Hardaway Construction Corporation, in the amount of \$17,390,000.00 based upon the base bid and Alternates #2 and #3 received July 26, 2006.

Mr. Gregory stated that the low bidder, Medical Construction Group, Inc., had withdrawn their bid due to an error. Secretary Darnell asked if the low bidder would not be excused from their responsibility until the process was complete. Mike Fitts confirmed that they would need to appear before the Bid Error Review Panel on the issue of whether or not the State would return the contractor's bid bond without forfeiture. After discussion, the Commission approved the request as presented.

Revised Estimated Project Cost:       \$23,000,000.00  
SBC Project No.                   166/011-03-2002

**UNIVERSITY OF MEMPHIS, MEMPHIS, TENNESSEE**

- 1) Approved the selection of Bell Construction as Construction Manager / General Contractor for the project of **Law School Renovations** at University of Memphis in Memphis, Tennessee.

Estimated Project Cost:       \$42,000,000.00  
SBC Project No.                   166/007-13-2005

- 2) Approved a project and acknowledgment of the source of funding for **West Hall Student Housing Replacement**, and approval to demolish West Hall at the University of Memphis, in Memphis, and the selection of Atkins Buchner Price Architects / Habitterra, P.C., a joint venture, to design and supervise the project.

Estimated Project Cost:       \$20,000,000.00  
SBC Project No.                   166/007-06-2006

**DYERSBURG STATE COMMUNITY COLLEGE, DYERSBURG, TENNESSEE**

- 1) Approved the Early Design Phase of a project for **Student Center Addition & Renovation** at Dyersburg State Community College in Dyersburg, as presented by Fleming Associates Architects.

Estimated Project Cost:       \$4,205,800.00  
SBC Project No.                   166/017-02-1992

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DEPARTMENT OF FINANCE AND ADMINISTRATION

11:45 a.m.

WILLIAM R. SNODGRASS TENNESSEE TOWER, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$29,575,000.00 to \$29,675,000.00 (\$100,000.00 increase) of a project for **Renovations** at the William R. Snodgrass Tennessee Tower, Nashville, Tennessee.

Revised Estimated Project Cost:       \$29,675,000.00  
SBC Project No.                   529/079-01-1995

LIBRARY & ARCHIVES BUILDING, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in planning funds from \$450,000.00 to \$950,000.00 (\$500,000.00 increase) of a project for **New Library & Archives Building** at Nashville, Tennessee, and authorization to preplan the project.

Estimated Project Cost:       \$72,000,000.00  
Revised Planning Cost:       \$ 950,000.00  
SBC Project No.                   529/043-01-2005

CAPITOL COMPLEX, NASHVILLE, TENNESSEE

- 1) Approved a request to preplan a project for **State Records Management Center** in Nashville, and the selection of McFarlin Huitt Panvini to plan the project.

Estimated Project Cost:       \$8,500,000.00  
Estimated Planning Cost:       \$ 250,000.00  
SBC Project No.                   529/000-15-2006

- 2) Approved a project and acknowledgment of the source of funding for **Bicycle Storage Lockers and Racks** at various Capitol Complex locations, and the selection of Moody Nolan to design and supervise the project.

Estimated Project Cost:                               \$48,000.00  
SBC Project No.                   529/000-16-2006

**CHATTANOOGA STATE OFFICE BUILDING, CHATTANOOGA, TENNESSEE**

- 1) Approved a project and acknowledgment of the source of funding for **New Server Room** at the Chattanooga State Office Building, Chattanooga, with design to be accomplished in-house.

Estimated Project Cost:                      \$221,942.50  
SBC Project No.                                  460/005-01-2006

**SPECIAL ITEM**

- 1) The Commission referred to the Subcommittee, with authority to act, a request for approval of the selection of a consultant to assist Real Property Administration in the development and implementation of a Construction Management Application System.

Estimated Project Cost:                      \$202,800.00  
SBC Project No.                                  529/000-17-2006

**TDOT QUARTERLY STATUS REPORT**

- 1) The Commission accepted the **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act of 2002".

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**STATE BUILDING COMMISSION**

**MINUTES OF MEETING OF STATE BUILDING COMMISSION**

- 1) Approved the Minutes of the State Building Commission meeting held on July 20, 2006.

**REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED  
10% OF BASE CONTRACT AMOUNT**

- 1) **University of Tennessee Chattanooga**  
(Campus Landscaping)  
Change Order No. 2  
Change Order Amount: \$86,282.80  
Change Order Percent: 7.05  
Cumulative Percent 10.14  
SBC Project No. 540/005-05-2004
- 2) **University of Tennessee Martin**  
(Johnson EPS Lab Improvements)  
Change Order No. 1  
Change Order Amount: \$54,849.00  
Change Order Percent: 14.06  
Cumulative Percent 14.06  
SBC Project No. 540/011-05-2004
- 3) **University of Tennessee Knoxville**  
(Hill Area Site Improvements)  
Change Order No. 1  
Change Order Amount: \$68,148.16  
Change Order Percent: 13.2  
Cumulative Percent 13.2  
SBC Project No. 540/009-02-2003
- 4) **University of Tennessee Memphis**  
(Boling and Molecular Sciences Chiller Replacement)  
Change Order No. 1  
Change Order Amount: \$154,054.84  
Change Order Percent: 18.7  
Cumulative Percent 18.7  
SBC Project No. 540/013-06-2004

- 5) **University of Memphis**  
(Drainage Corrections)  
Change Order No. 2  
Change Order Amount: \$149,209.55  
Change Order Percent: 10.1  
Cumulative Percent 13.6  
SBC Project No. 166/007-04-2003
- 6) **Tennessee State University**  
(Music Bldg Renovation & Performing Arts Addition)  
Change Order No. 9  
Change Order Amount: \$3,223.50  
Change Order Percent: 0.5  
Cumulative Percent 11.5  
SBC Project No. 166/001-04-1996
- 7) **Jackson State Community College**  
(Nelms Classroom Bldg Plumbing Repairs)  
Change Order No. 1  
Change Order Amount: \$19,400.59  
Change Order Percent: 13.3  
Cumulative Percent 13.3  
SBC Project No. 166/019-04-2005
- 8) **Labor & Workforce**  
(Career Center)  
Change Order No. 4  
Change Order Amount: \$51,546.00  
Change Order Percent:  
Cumulative Percent 110.27  
SBC Project No. 300/000-01-2004
- 9) **Chattanooga State Technical Community College**  
(Sidewalks and Roadways Repair)  
Change Order No. 1  
Change Order Amount: \$63,500.00  
Change Order Percent: 16.9  
Cumulative Percent 16.9  
SBC Project No. 166/012-03-2004

#### **SUB-COMMITTEE REPORT**

- 1) Report received of final action taken at the State Building Commission Executive Subcommittee meeting held on June 19, 2006.

### DESIGNER SELECTION LIST

Approved the following designer selections as recommended:

- 1) **TWRA – Boone Lake**  
(Northeast TN Boat Storage Facility)  
Estimated Project Cost: \$140,000.00  
SBC Project No. 220/020-02-2006  
Designer: **BILL GASS, ARCHITECT**
- 2) **TWRA – Haynes Bottom Wildlife Mgmt Area**  
(Equipment Shed)  
Estimated Project Cost: \$140,000.00  
SBC Project No. 220/018-01-2006  
Designer: **BARRY BRECHAK  
ARCHITECTURE**
- 3) **University of Tennessee Space Institute**  
(Implementation Study)  
Estimated Project Cost: \$50,000.00  
SBC Project No. 540/020-03-2006  
Designer: **HASTINGS ARCHITECTURE  
ASSOCIATES**
- 4) **Tennessee Technological University**  
(Turf Replacement)  
Estimated Project Cost: \$960,000.00  
SBC Project No. 166/011-05-2006  
Designer: **HART FREELAND ROBERTS**
- 5) **University of Memphis**  
(CM/GC for Law School Renovations)  
SBC Project No. 166/007-13-2005  
CM/GC: **BELL CONSTRUCTION**
- 6) **University of Memphis**  
(West Hall Student Housing Replacement)  
Estimated Project Cost: \$20,000,000.00  
SBC Project No. 166/007-06-2006  
Designer: **ATKINS BUCHNER PRICE ARCH /  
HABITERRA P.C. (JV)**
- 7) **Capitol Complex**  
(Preplan - State Records Management Center)  
Estimated Project Cost: \$8,500,000.00  
SBC Project No. 529/000-15-2006  
Designer: **MCFARLIN HUITT PANVINI**



- 8) **Capitol Complex**  
(Bicycle Storage Lockers & Racks)  
Estimated Project Cost: \$48,000.00  
SBC Project No. 529/000-16-2006  
Designer: **MOODY NOLAN**
- 9) **Joint Institute of Computational Sciences @ ORNL**  
(Roofing Consultant)  
SBC Project No. 529/094-01-2001  
Consultant: **RICHARD RINKS ASSOCIATES**

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There being no further business, the meeting adjourned at 11:50 a.m.

Approved by: \_\_\_\_\_

M.D. Goetz, Jr., Commissioner  
Department of Finance and Administration